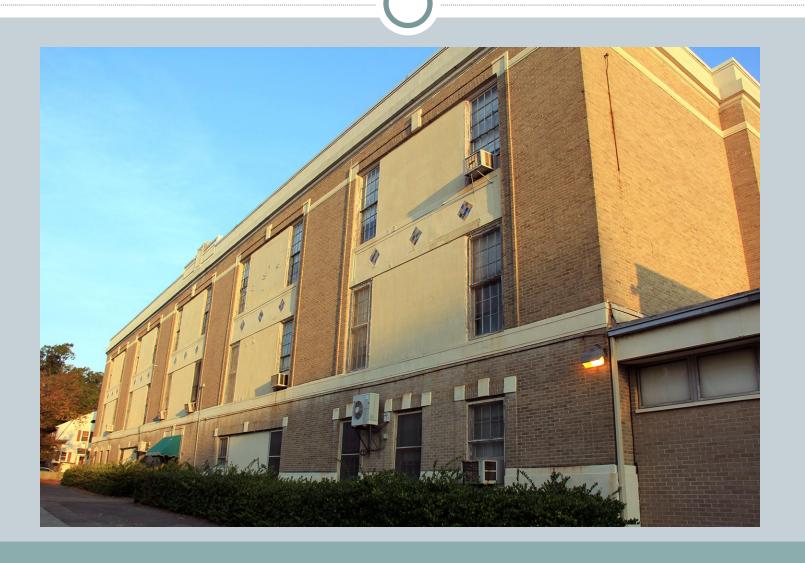
RFP #4366-0-2014/DH JEB Stuart Elementary School Renovation



Current Site Aerial





Stuart Elementary Redevelopment
446 Virginia Ave, Norfolk, VA 23508

11/11/2013 SD100: Site Aerial



Site Location with Proposed Parking



- JEB Stuart School has served the community since 1920.
- We propose to keep the existing 150,000 SF building.
- This will be a \$12 Million investment in the community.
- We will not encroach on the Colonial Place Greenway.
- Our plan will actually decrease the asphalt field by 35% and add some additional green space in the landscaping plan.
- We would propose to re-purpose the basketball courts and park area. (There is another park in the area and there are ample basketball courts in the community.)

- We would also like to develop the corner of 38th and Llewellyn for community-friendly retail – no more than 3,000 SF in size.
- Green initiatives We will, where feasible, use green building products. We will also buy energy efficient fixtures and appliances.
- The current make up of the neighborhood is unique in that there is a mix of single-family homes, duplexes, multiplexes, condos and high-rise apartments. By preserving the existing building rather than demolishing it, then converting it to apartments, we preserve the history and integrity of the neighborhood as it has existed for many years while providing for the future as the community grows.

- We are proposing to create 54 60 individual **market-rate** apartment units.
- They will be a mix of 1-bedroom, 2-bedroom and 3-bedroom units.
- We will be utilizing state and federal historical tax credits so we would be held to the constraints of the Historical Society for changing any interior or exterior finishes.
- We feel this development plan maintains the integrity of the historic preservation while bringing retail services (on the outparcel) that are not currently available.

- We will maintain the "auditorium" and the "interior garden" and offer them to the community and building residents for general use.
- We feel our proposal would provide the best benefit to the city as a way of preserving historic structures and at the same time creating new development opportunities that inject economic synergy into the community.
- Norfolk is a city rich in history that is moving into the future. All of our old buildings have character and show that they can stand the test of time. We would love to preserve that history by re-purposing the building for new residents.

First Floor Actual Layout



Number 100 100a 100b	Auditorium Corridor Cafeteria	7765 SF 8051 SF
100a 100b	Corridor	
100a 100b	Corridor	
100b		
		7596 SF
100c	Gymnasium	4863 SF
101	Room	1356 SF
102	Room	866 SF
103	Room	781 SF
104	Room	781 SF
105	Room	251 SF
106	Room	399 SF
107	Room	226 SF
108	Room	304 SF
109	Room	822 SF
110	Room	555 SF
111	Room	292 SF
112	Room	262 SF
113	Room	248 SF
114	Room	876 SF
115	Room	835 SF
116	Room	983 SF
117	Room	802 SF
118	Room	257 SF
119	Room	226 SF
120	Room	332 SF
121	Room	884 SF
122	Room	1205 SF
123	Room	880 SF

Stuart Elementary Redevelopment

446 Virginia Ave, Norfolk, VA 23508

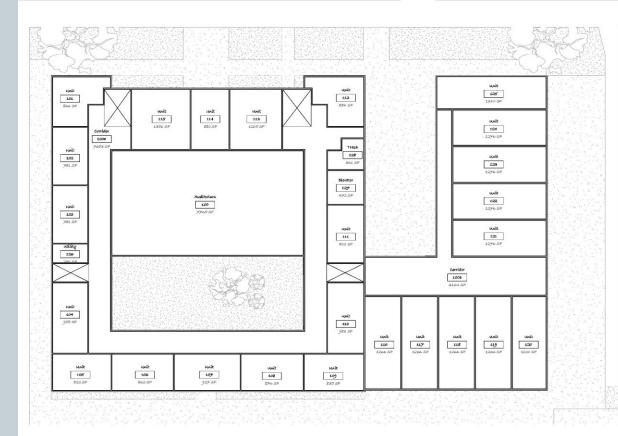
11/11/2013 SD101: Schematic Floor Plan - Level 1



VIA design architects, pc

150 RANDOLPH STREET NORFOLK, VIRGINIA 23510 757.627.1489 FAX 627.1692 www.viadesignarchitects.com

First Floor Proposed Layout



Number	Name	Area
00	Auditorium	7765 SF
Auditorium: 1		7765 SF
00a	Corridor	7653 SF
00b	Corridor	3464 SF
Corridor: 2	*	11117 SF
27	Elevator	472 SF
Elevator: 1	1. December 2000	472 SF
28	Trash	361 SF
rash: 1		361 SF
01	Unit	866 SF
02	Unit	781 SF
03	Unit	781 SF
04	Unit	958 SF
05	Unit	822 SF
06	Unit	862 SF
07	Unit	927 SF
08	Unit	876 SF
09	Unit	835 SF
10	Unit	983 SF
11	Unit	802 SF
12	Unit	884 SF
13	Unit	1205 SF
14	Unit	880 SF
15	Unit	1356 SF
16	Unit	1266 SF
17	Unit	1266 SF
18	Unit	1266 SF
19	Unit	1266 SF
20	Unit	1200 SF
21	Unit	1276 SF
22	Unit	1276 SF
23	Unit	1276 SF
24	Unit	1276 SF
25	Unit	1340 SF
Jnit: 25		26526 SF
26	Utility	251 SF
Jtility: 1		251 SF

Stuart Elementary Redevelopment

446 Virginia Ave, Norfolk, VA 23508

11/22/2013 SD101: Conceptual Plan - First Floor

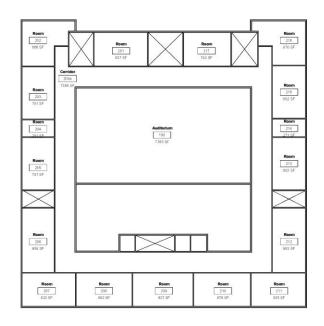




VIA design architects, pc

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Second Floor Actual Layout



Room Quantities - Level 2		
Number	Name	Area
200	Auditorium	lo sr
200a	Corridor	7385 SF
201	Room	837 SF
202	Room	866 SF
203	Room	781 SF
204	Room	251 SF
205	Room	781 SF
206	Room	958 SF
207	Room	822 SF
208	Room	862 SF
209	Room	927 SF
210	Room	876 SF
211	Room	835 SF
212	Room	983 SF
213	Room	802 SF
214	Room	271 SF
215	Room	802 SF
216	Room	870 SF
217	Room	743 SF

Stuart Elementary Redevelopment

446 Virginia Ave, Norfolk, VA 23508

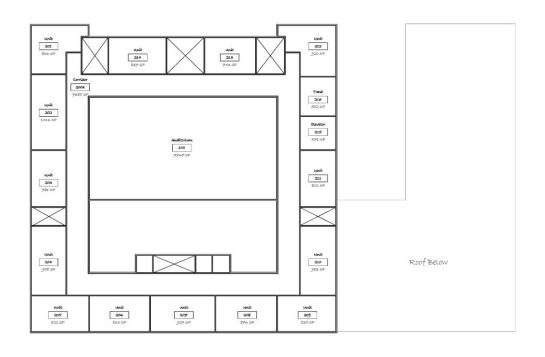
11/11/2013 SD102: Schematic Floor Plan - Level 2



VIA design architects, pc

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Second Floor Proposed Layout



Room Quantities - Level 2		
Number	Name	Area
200	Auditorium	0 SF
Auditorium: 1		0 SF
200a	Corridor	7385 SF
Corridor: 1		7385 SF
215	Elevator	471 SF
Elevator: 1		471 SF
216	Trash	552 SF
Trash: 1		552 SF
201	Unit	866 SF
202	Unit	1046 SF
203	Unit	781 SF
204	Unit	958 SF
205	Unit	822 SF
206	Unit	862 SF
207	Unit	927 SF
208	Unit	876 SF
209	Unit	835 SF
210	Unit	983 SF
211	Unit	802 SF
212	Unit	920 SF
213	Unit	743 SF
214	Unit	837 SF
Unit: 14 Grand total: 18		12258 SF 20666 SF

Stuart Elementary Redevelopment

446 Virginia Ave, Norfolk, VA 23508

11/22/2013 SD102: Conceptual Plan - Second Floor

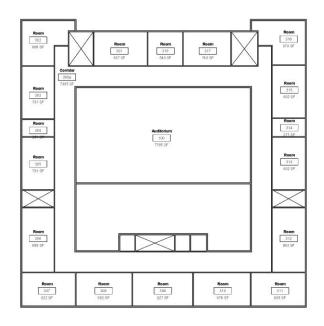




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Third Floor Actual Layout



	m Quantities -	
Number	Name	Area
	I	
300a	Corridor	7385 SF
301	Room	837 SF
302	Room	866 SF
303	Room	781 SF
304	Room	251 SF
305	Room	781 SF
306	Room	958 SF
307	Room	822 SF
308	Room	862 SF
309	Room	927 SF
310	Room	876 SF
311	Room	835 SF
312	Room	983 SF
313	Room	802 SF
314	Room	271 SF
315	Room	802 SF
316	Room	870 SF
317	Room	743 SF
318	Room	543 SF
Grand total: 19		21194 SF

Stuart Elementary Redevelopment

446 Virginia Ave, Norfolk, VA 23508

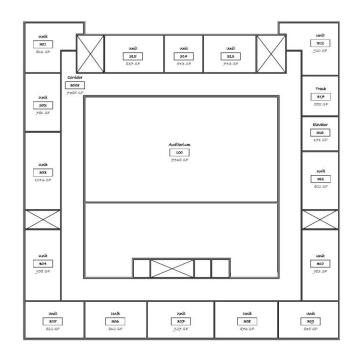
11/11/2013 SD103: Schematic Floor Plan - Level 3





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Third Floor Proposed Layout



Room Quantities - Level 3		
Number	Name	Area
300a	Corridor	7385 SF
Corridor: 1		7385 SF
316	Elevator	471 SF
Elevator: 1		471 SF
317	Trash	552 SF
Trash: 1		552 SF
301	Unit	866 SF
302	Unit	781 SF
303	Unit	1046 SF
304	Unit	958 SF
305	Unit	822 SF
306	Unit	862 SF
307	Unit	927 SF
308	Unit	876 SF
309	Unit	835 SF
310	Unit	983 SF
311	Unit	802 SF
312	Unit	920 SF
313	Unit	743 SF
314	Unit	543 SF
315	Unit	837 SF
Unit 15		12801 SF
Grand total: 18		21209 SF

Stuart Elementary Redevelopment

446 Virginia Ave, Norfolk, VA 23508

11/22/2013 SD103: Conceptual Plan - Third Floor







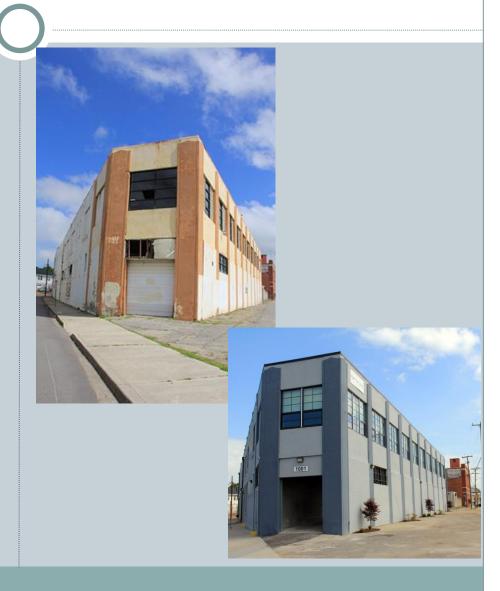
150 RANDOLPH STREET NORFOLK, VIRGINIA 23510 757.627.1489 FAX 627.1692

Proposed Renovation Timeline

•	Community Input	7/30/2015
•	Contract Award (within 90 days)	10/22/2015
•	Sale of Property (within 6 months per Contract)	2/22/2016
•	Re-zoning of Property (4-6 months)	6/22/2016
•	Construction Plans /Tax Credit 6 months	4/22/2016
•	Financing & Historic Tax Credit Process (6-8 months)	10/22/2016
•	Permits/Begin Renovation of School Building	12/1/2016
•	Substantial Completion	4/1/2017

Fort Tar Lofts; Norfolk, VA

- Fort Tar Lofts is the site of the first Car Dealership is the state of Virginia. Originally built in 1910, this 25,000 square foot building was used as the Roethke Dealership for close to 50 years. The building is one of the last, if not the last "Flatiron" building in the area.
- Renovation of the building stared last July and was completed in April of this year.
- The building now houses 13 loft units, 16 secured parking spaces and 3,000 square feet of retail.

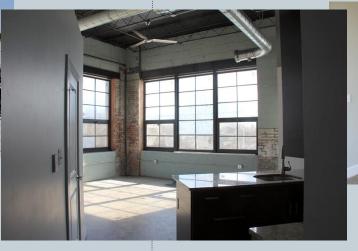


Fort Tar Lofts; Norfolk, VA

• The project includes a roof top deck, exposed ductwork, finished concrete floor, stainless steel appliances, tile backsplash, granite tops, secured covered parking, bike room, 24-hours security, state of the art mechanical system, washer/dryer, etc.









Five17 King Apartments; Portsmouth, VA

- 517 King Street has served many purposes in its long life. The historic building opened in 1916 as St. Joseph Academy, a Catholic school, and later became St. Paul's Elementary School. In 1972, the Navy purchased the building, which functioned as a United Service Organization facility until 1976. A lease agreement then allowed the YMCA to operate there until 1992. Today, the beautiful building, site and history have all been brought back to life in the form of 20 stylish and completely renovated housing units, each offering a character and charm of its own.
- This is a great example of what we would like to accomplish with Stuart School.





Five17 King Apartments; Portsmouth, VA









They have maintained all of the bones of the building leaving exposed brick and the 9-20 foot ceiling height while adding new amenities (like granite countertops, stainless appliances, washers/dryers, updated HVAC and fitness center for modern living. This is the feel we would be trying to achieve with Stuart School.









Jefferson Apartments; Suffolk, VA



<u>Details</u>: 24-hour Indoor and outdoor security surveillance, beautiful kitchens, beautiful Landscaping, controlled entry access, granite countertops. high ceilings, high end stainless steel appliances, large windows with expansive views, many floor plans to choose from, new/renovated interior, original wood floors and school chalk boards, pets allowed, allowed, stylish lighting, total electric, washer & dryer, water/sewage and trash included, well lit and ample parking

Jefferson Apartments; Suffolk, VA



Potential Neighborhood Concerns

Increased traffic & limited parking

• Parking will meet or exceed code requirements; traffic may increase on 38th and Llewellyn and interior traffic increase should be negligible. Make Carolina one way?

Tenancy

- This project will have market rate rents. We would consider this project "affordable rents" versus "luxury rents".
- The type of retail user contemplated
 - Retail, local small businesses, coffee shop Open for suggestions.
- On-going building maintenance and exterior upkeep
 - There will be an on-site management office open during business hours.
- No retail development
 - Not absolute.

Potential Neighborhood Concerns

- Recreation Center / Youth Fitness Center
 - Financial feasibility? City Plans? Tax payers?
- Develop into new home?
 - Always a possibility but then we all lose another historic property and put another tear in the fabric of our history.
- First floor Community/City functions and apartments on 2nd and 3rd floors
 - Always an option if the City were so inclined to discuss
- Demolish the building for a park.
 - This suggestion has been offered many times. Tax payers?
- Absentee landlord versus local ownership
 - This development will be locally owned and managed.